Connected Communities

Connected Communities Team

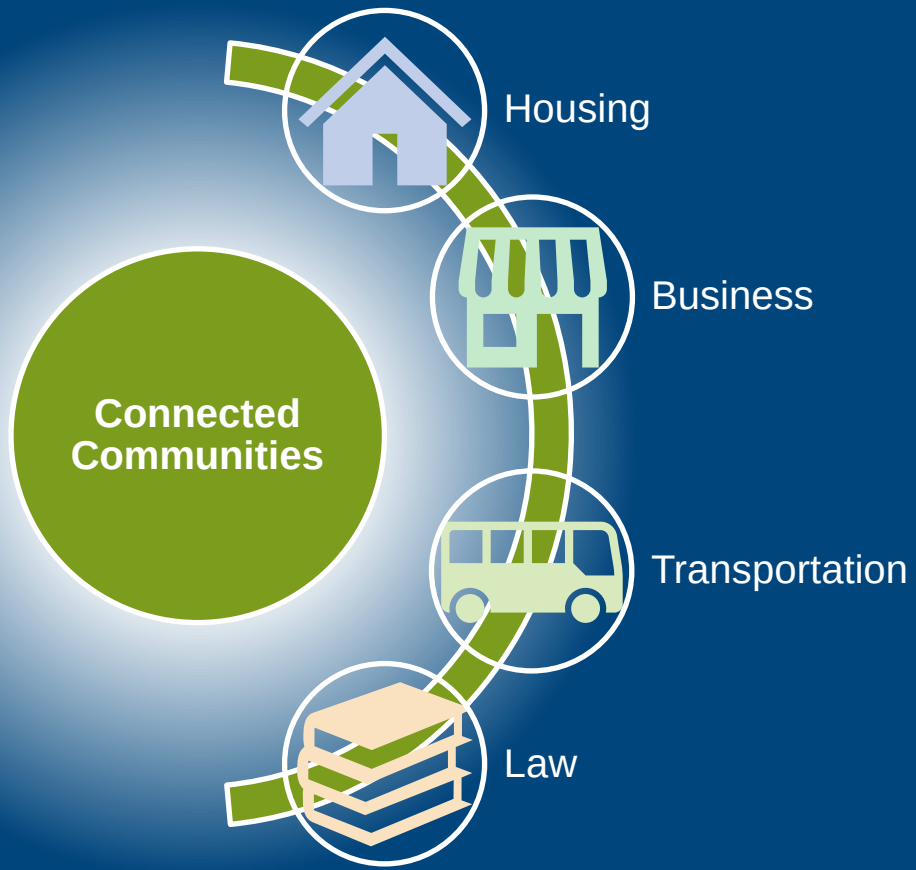
- Mayor Aftab Pureval
- Cincinnati City Council
- City of Cincinnati Planning & Engagement
- Neighborhood Community Councils
- Neighborhood Residents

Meeting Agenda

1. Introduction
2. What is your “Housing Narrative?”
3. “Sim Cincy”
4. Housing Variety
5. Development Requirements
6. Parking Requirements
7. Next Steps

Rules of Engagement

- This is a safe place for exploration. Challenge yourself to have new ideas.
- Step up / Step back.
- Consider your neighbor's background and perspective.
- Be respectful and help build conversations.
  - Say "Yes, and…" or "What if…?"
- Our time together is valuable.
  - Please remain on "Mute" throughout the presentation.
  - If you have a question or comment, raise it with your Small Group.



What is Connected Communities?

A series of potential policy changes related to how land is developed

Why Connected Communities?

- To help Cincinnati become more people-focused, healthy, and connected.
- To support growth and investment in our community.
- To accommodate an increasing population and maintain City services.

Why are we here?

- Every neighborhood is different.
- You know your neighborhood the best.
- We want to hear your input.

Breakout Session

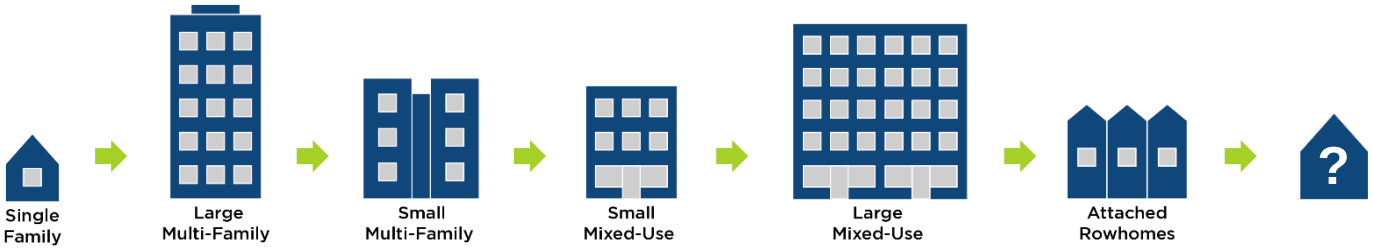
1. Icebreaker: What is your Housing Narrative?

2. Simcinnati: The Connected Communities Engagement Game

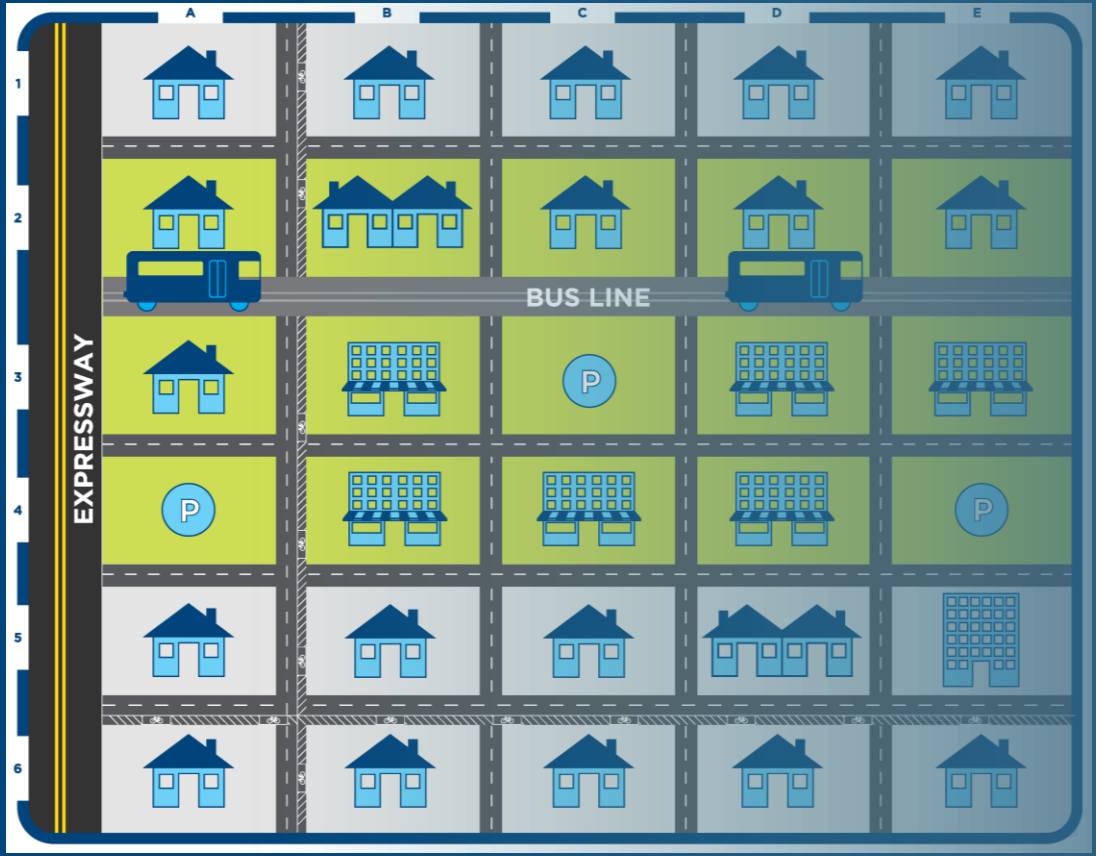
What is your housing narrative?

1. There are many kinds of housing.

2. We all have different housing needs at different points in our lives.



3. Discussion: **What is your housing narrative?**



Simcinnati

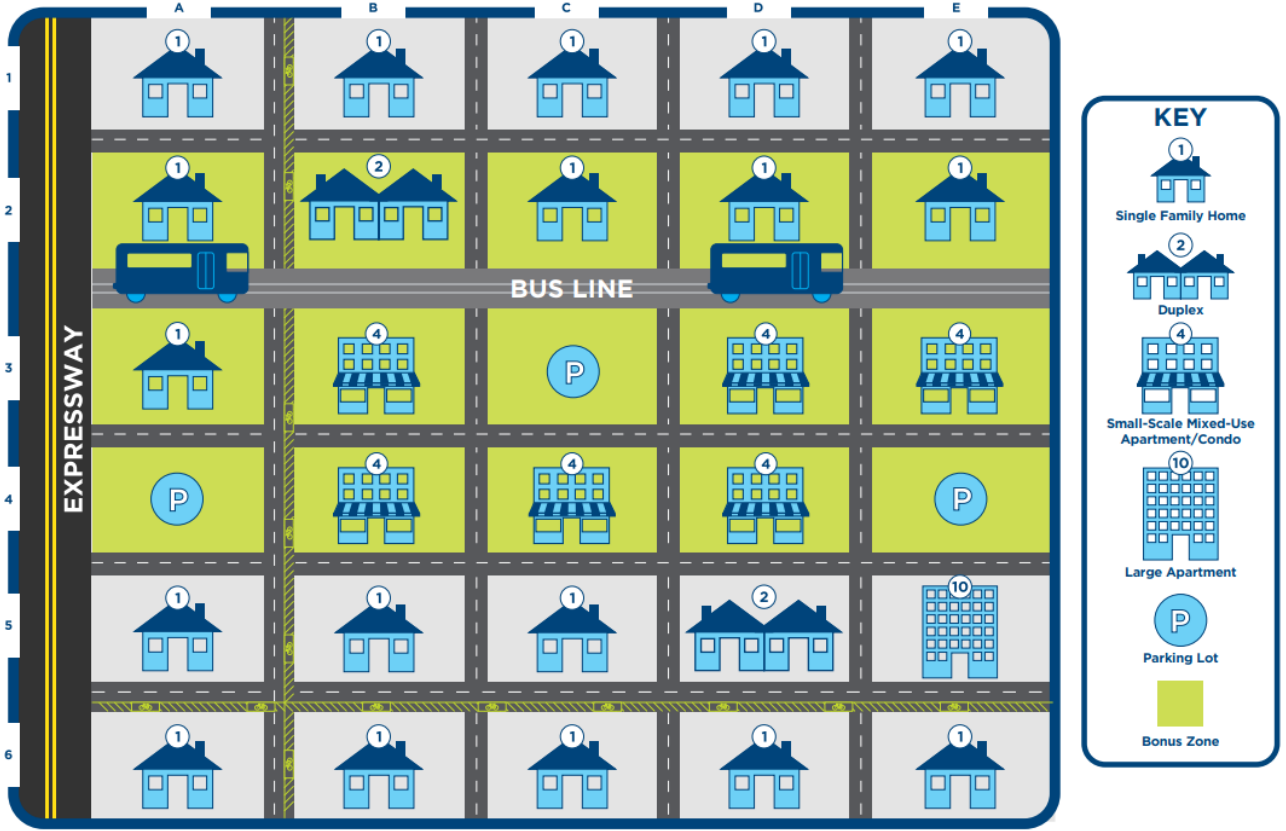
The Connected Communities Engagement Game

The Game:

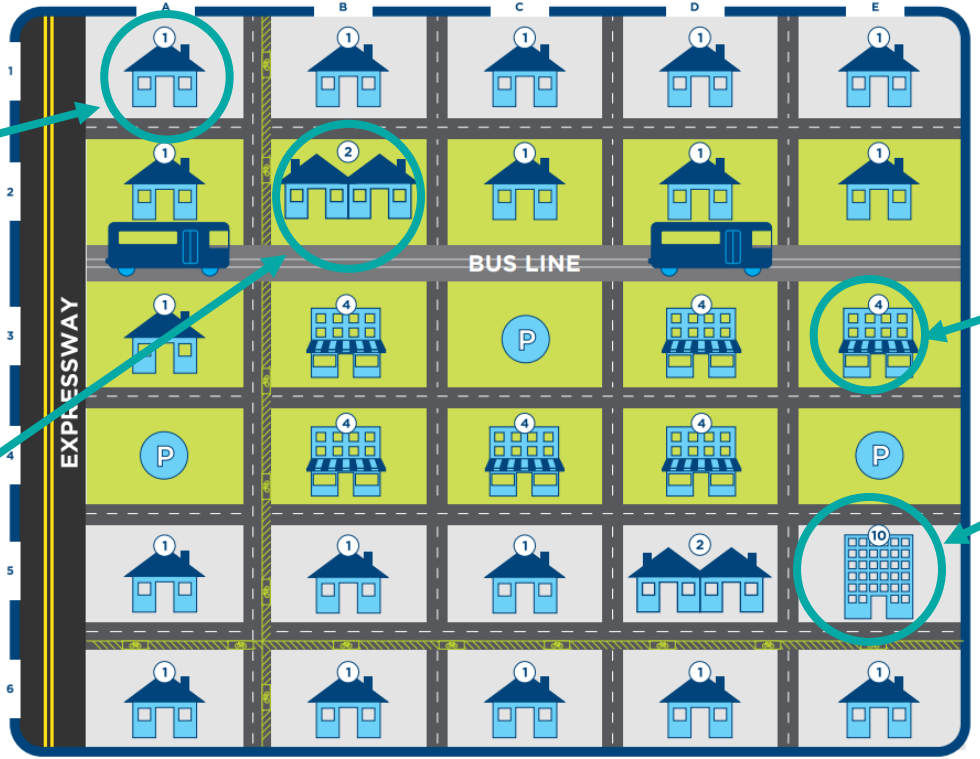
Help your neighborhood grow!

Provide housing for new residents.

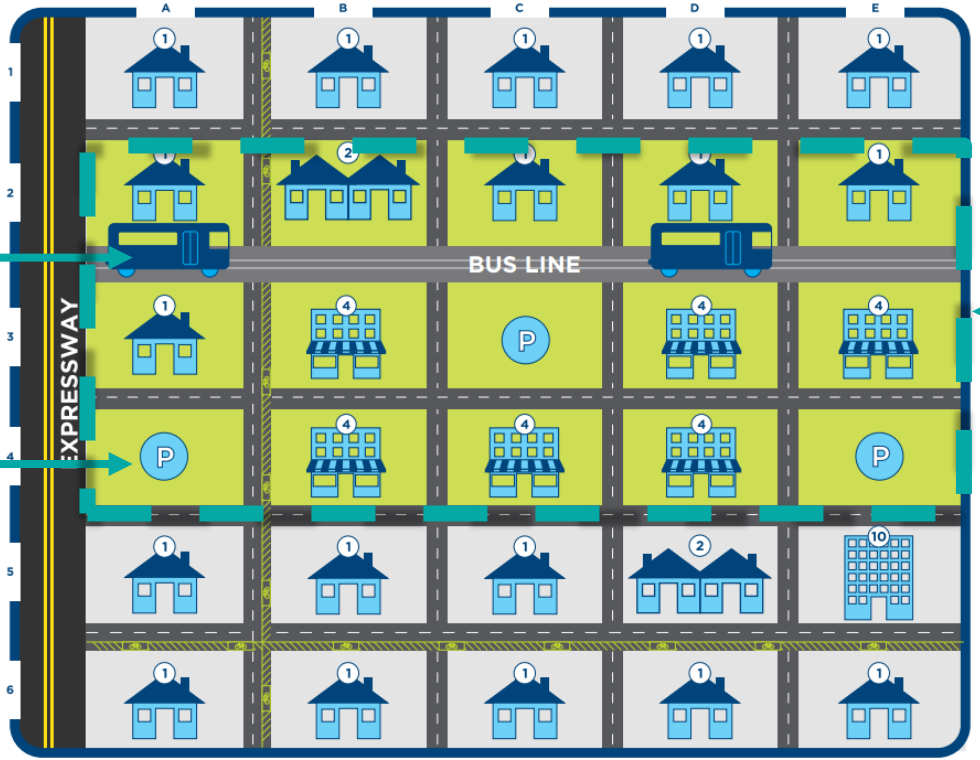
Create a neighborhood you're happy with.



The Game:



The Game:



New Customers support New Business

Critical Mass:

- *The number of customers needed for a development to be successful.*

20 Households

Street Trees

Bike Lanes

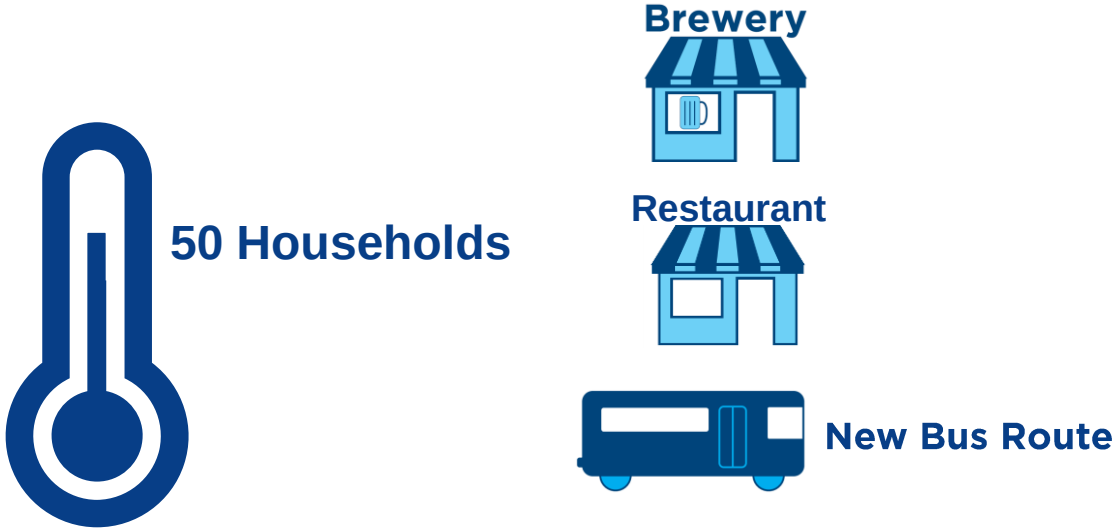
Grocery

Grocery Store (With Parking)

New Customers support New Business

Critical Mass:

- *The number of customers needed for a development to be successful.*



New Customers support New Business

Critical Mass:

- *The number of customers needed for a development to be successful.*

100 Households

Ice Cream

Public Park

Grocery

Parking not needed

Must also add:

School

Parking Garage (If no bus line)

Why are we playing?

- Frame tonight's conversations about complex issues:
  - Population increase
  - Housing
  - Transportation
- Hear our neighbors' perspectives

The Timeline:

5 Minutes What is your Housing Narrative?

20 Minutes Simcinnati

Choose your personal homes

- (Add initials on a board square)

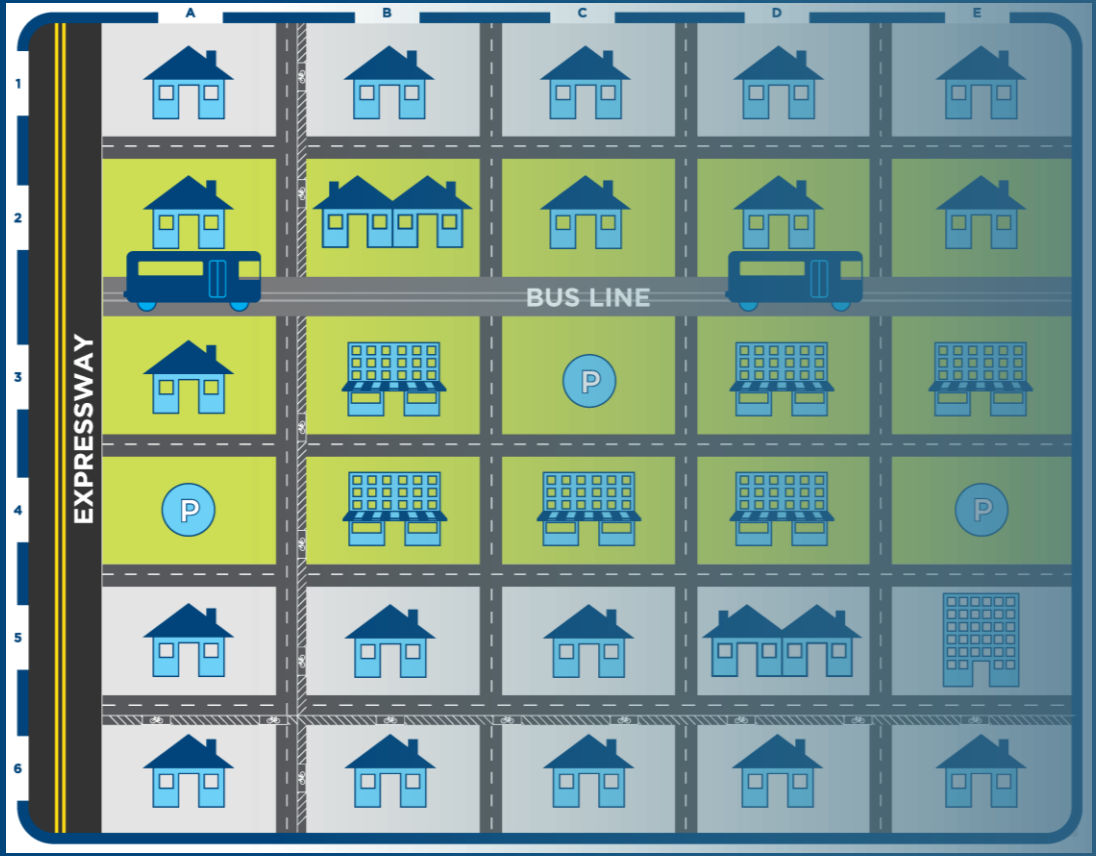
Reach 20 households.

- Add amenities

Reach 50 (or 100) households

- Add amenities

10 Minutes Discussion



Have fun!

What is Zoning?

Laws that govern how property can and cannot be used.

4 Basic Use Categories:

Residential

Commercial

Manufacturing

Public

Goal: Similar uses are close together.
Different uses are separated from one another.

What is Zoning?

What is Zoning?

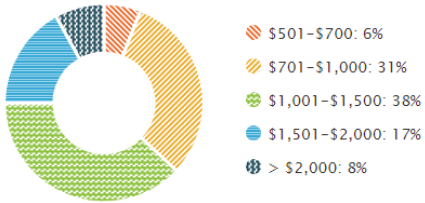
What is Zoning?

Current Trends

1. More people want to live in/around Cincinnati
   - Population increases, **2010-2022**:
   - City of Cincinnati: **13,000 more people**
   - Metro area: 120,000 more people

2. Housing costs are increasing.
   - Annual rent increase: 5.6%
   - House price increase: 4.4%

3. Supply & Demand
   - Increasing population = Increasing demand for housing
     - Current need for:
     - **15,250 for-sale homes**
     - **10,150 rental units**



Cincinnati average rent costs, 2023

1. Macrotrends.net
3. 2022 HUD Comprehensive Housing Market Analysis for OH-KY-IN

Current Trends

Many residential zoning districts only allow single-family homes.

Large multi-family buildings are more cost-effective to develop
- Lower construction costs per unit
- Easier to manage multiple units on the same property

Difficult to build “Middle Housing”

Public Survey Results

1,256 responses – Thank you!
February, 2023

Positive support for increasing population city-wide

- 70% want to increase population city-wide

Less support for more housing "in my neighborhood."

- 35% want more housing "in my neighborhood."

Public Survey Results

Most popular options for new development:

- Small-scale mixed-use buildings (66%)
- Small apartment or condo building (64%)

Least popular options:

- Single-Family Homes (45%)
- Large condo or apartment building (47%)

Public Survey Results

Most popular options for new development:

- Small-scale mixed-use buildings (66%)
- Small apartment or condo building (64%)

How can we encourage this development?
Where can we encourage this development?

Special Considerations

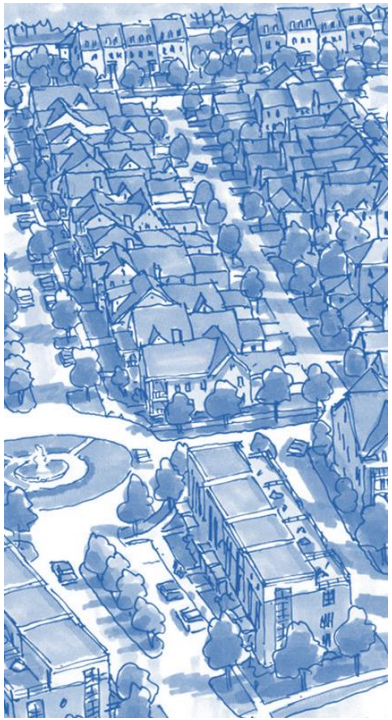
Neighborhood Business Districts

- Residents are closer to jobs, food, and services.
- Businesses have more customers within walking distance

Transit Corridors

- Residents have access to jobs City-wide
- Businesses have more customers walking past them.

Connecting with Other Communities



What are other cities doing?

"Allow 2, 3, and 4 family homes close to transit lines"
-Montgomery Co, MD

"Allow corner lots in 1-family neighborhoods to have more units."
-Denver, CO

"Allow 2 and 3 family homes in all residential zones."
"Allow Accessory Dwelling Units" (Tiny homes in rear yards)
-Charlotte, NC

"Allow 2-family homes in nearly all residential districts."
-Raleigh, NC

"Allow 2, 3, and 4 family homes close to transit lines"

What could these changes look like?

Single-Family Residential District
Transit Corridor
Neighborhood Business District

Single-Family Residential District
Transit Corridor
Neighborhood Business District

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Neighborhood Business District

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

DUPLEX IN NEIGHBORHOOD BUSINESS DISTRICT

MODERN DUPLEX

MODERN DUPLEXES ON TRANSIT CORRIDOR

TRIPLEX

FOURPLEX

What is it?

Allowing small-scale multi-family, like 2-family, 3-family, and 4-family housing, in places where only Single-Family housing is allowed currently.

Why might we want it?

Increases affordability, economic and racial diversity, & lowers greenhouse gas emissions

What cities have allowed these?

Minneapolis, MN: 2- & 3-family in SF

Charlotte, NC: 2- & 3-family allowed City-wide

Raleigh, NC: 2- family in SF, except largest lots, townhomes less restricted

Bend, OR: 2 & 3-family allowed City-wide + removed density regulations for Middle Housing

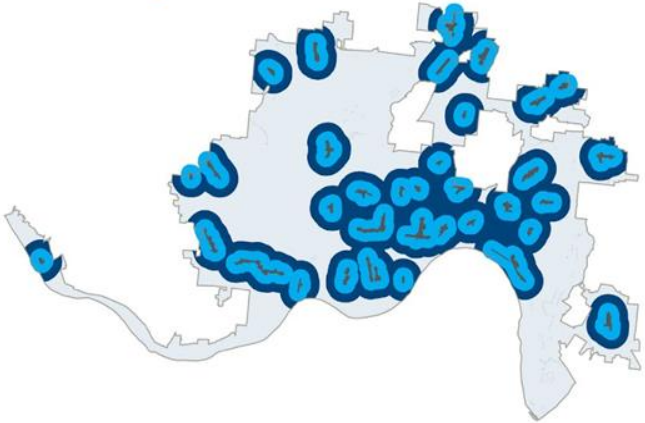
Portland, OR up to 4-family on highest density residential lots + 6-family allowed if two affordable units

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

1. Where could this housing type be allowed near...

Neighborhood Business Districts?



- ALLOW IT.
- ALLOW, WITH CHANGES.
- DON'T ALLOW.

QUARTER-MILE
(5-MINUTE WALK)

HALF-MILE
(10-MINUTE WALK)

DUPLEX IN NBD

MODERN DUPLEX

MODERN DUPLEXES ON TRANSIT CORRIDOR

TRIPLEX

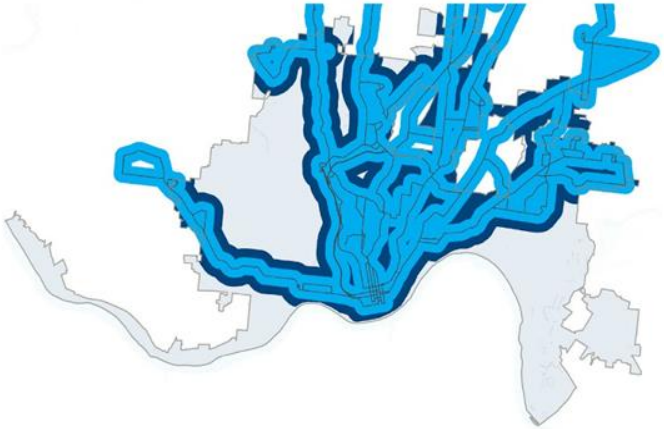
FOURPLEX

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

2. Where could this housing type be allowed near...

Transit Corridors (24/7 bus lines)?



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DUPLEX IN NBD

MODERN DUPLEX

MODERN DUPLEXES ON TRANSIT CORRIDOR

TRIPLEX

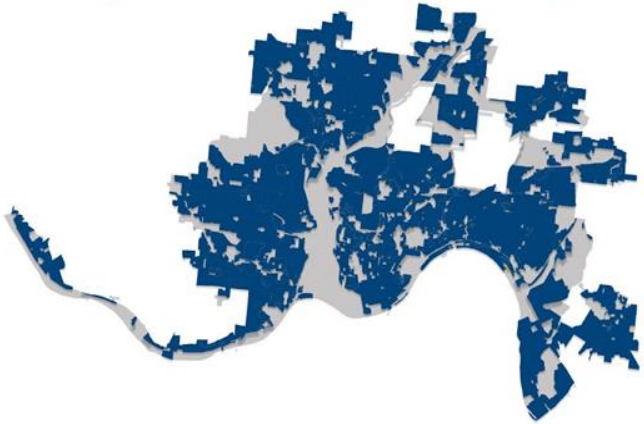
FOURPLEX

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

3. Where could this housing type be allowed...

Everywhere Single-Family is Permitted?



- ALLOW IT.
- ALLOW, WITH CHANGES.
- DON'T ALLOW.

EVERYWHERE SINGLE-FAMILY IS PERMITTED

DUPLEX IN NBD

MODERN DUPLEX

MODERN DUPLEXES ON TRANSIT CORRIDOR

TRIPLEX

FOURPLEX

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

D1. How might you feel about the building sizes relative to the neighborhood?

MIDDLE HOUSING

ENGAGEMENT WORKSHOP

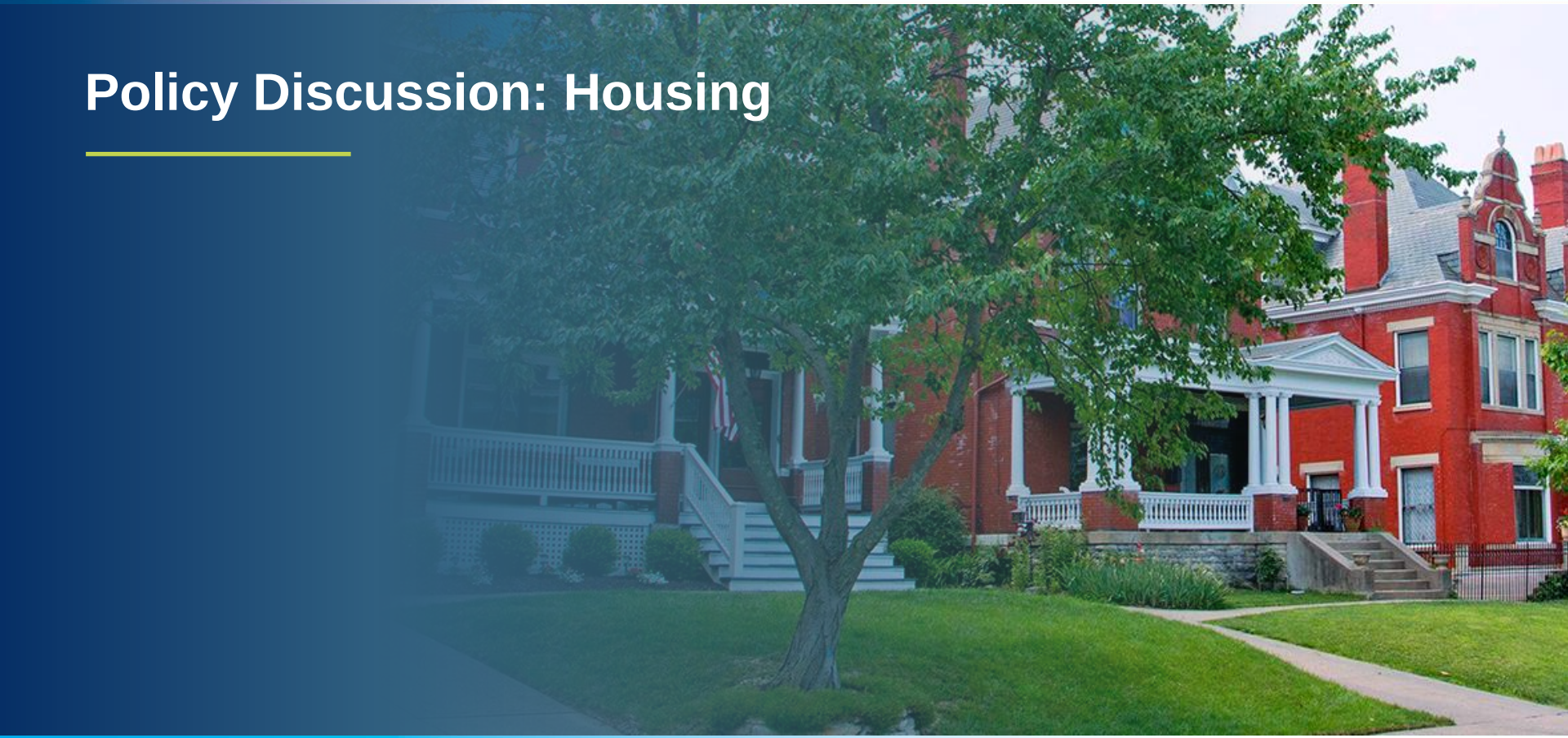
D2. How might you feel about this MEDIUM change ON-THE-STREET?

MIDDLE HOUSING

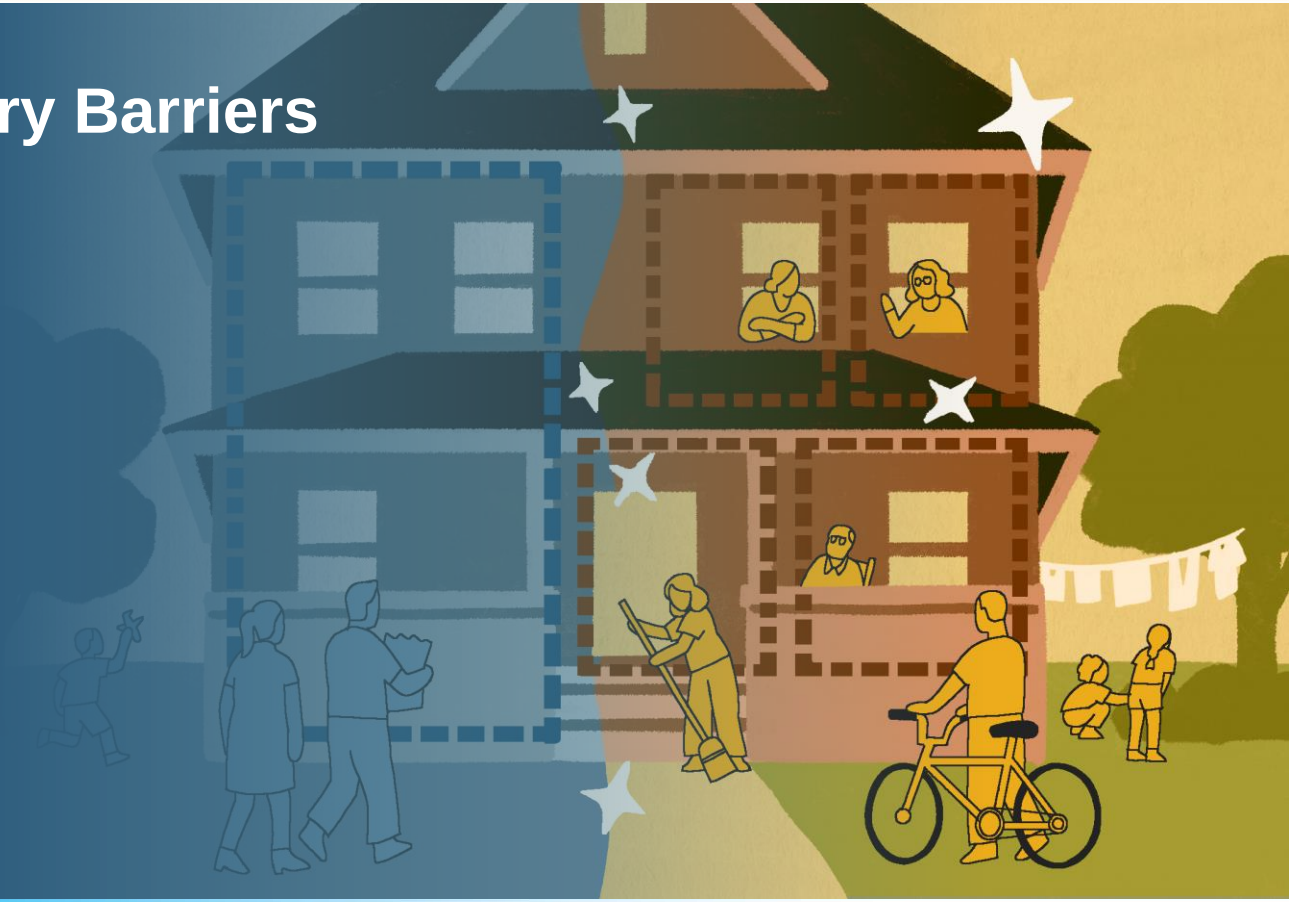
ENGAGEMENT WORKSHOP

D3. How might you feel about this LARGE change scenario ON-THE-STREET?

Policy Discussion: Housing



Reduce Regulatory Barriers



Development Regulations

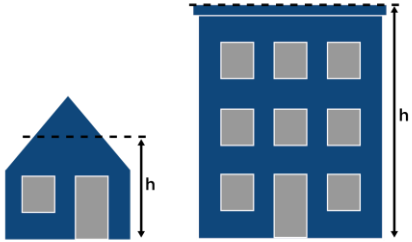
Factors currently governed by Zoning:

Setback

Minimum distance from property lines

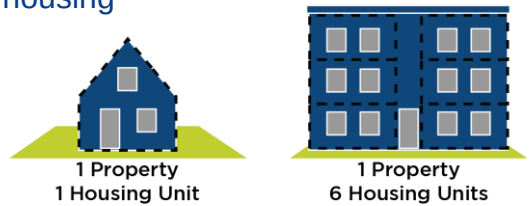
Height

Maximum distance from ground to top of building



Density

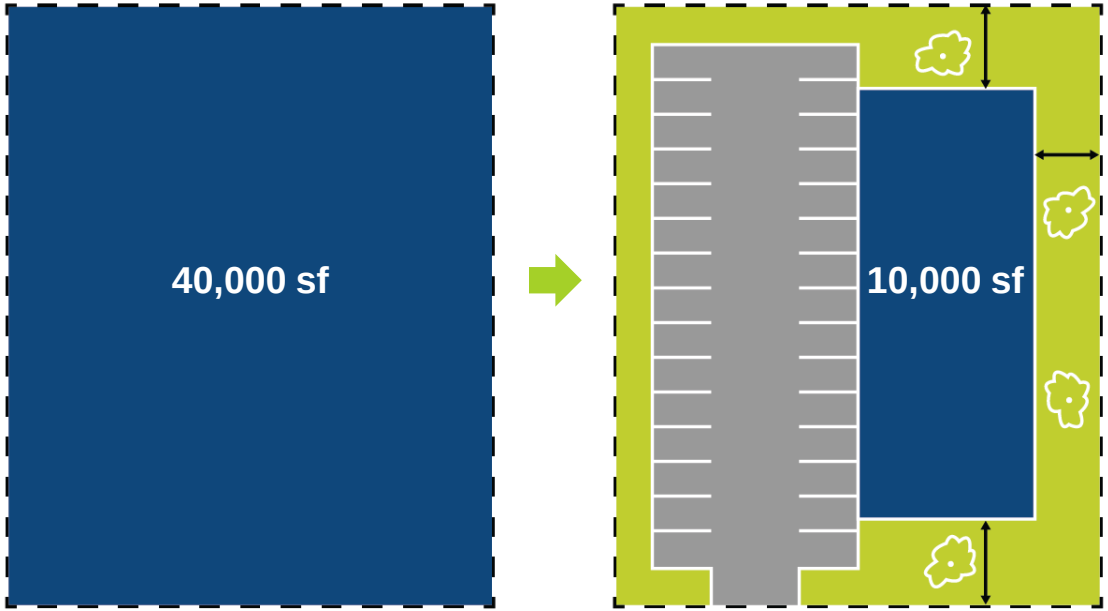
Maximum number of housing units per property



Parking

Minimum number of spaces required

Development Regulations



Buildable Property

Buildable area after parking and setbacks

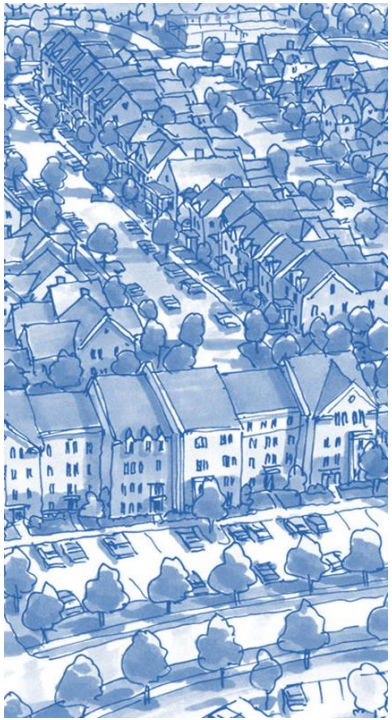
Positive Impacts:

- Prevents overcrowding.
- Preserves natural green space.
- Protects views of landscape.
- Prevents shortages of parking.

Negative Impacts:

- Limits housing availability.
- Increases per-unit housing cost.
- Prevents land from being used to maximum potential.

Connecting with Other Communities



What are other cities doing?

"Allow higher density, larger buildings, reduced parking City-wide."
-Chicago, IL

"Allow higher density near transit and growth corridors."
-Montgomery County, MD

"Allow higher density in all districts, greatest increase near transit corridors"
-Raleigh, NC

"Allow higher density, larger buildings near neighborhood centers."
-Seattle, WA

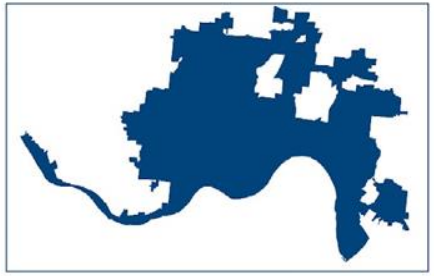
REDUCE REGULATORY BARRIERS

ENGAGEMENT WORKSHOP

4a. What level of change is appropriate for...

DENSITY

EXAMPLE IN AN ESTABLISHED NEIGHBORHOOD

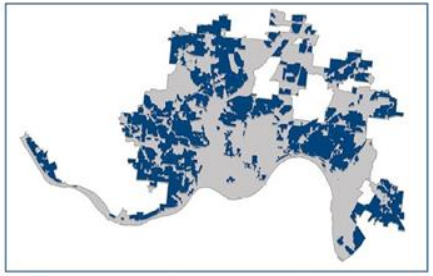


CITYWIDE

ELIMINATE RELAX NO CHANGE

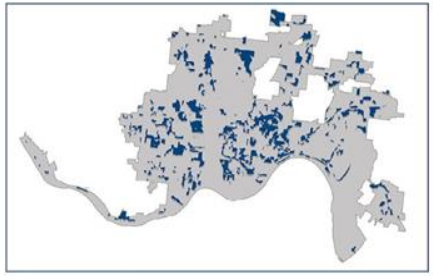
NEAR TRANSIT & NBDS

ELIMINATE RELAX NO CHANGE



IN SINGLE-FAMILY ZONES

ELIMINATE RELAX NO CHANGE



IN MULTI-FAMILY ZONES

ELIMINATE RELAX NO CHANGE

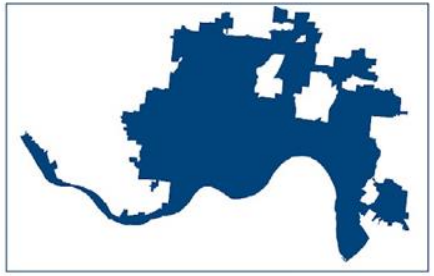
REDUCE REGULATORY BARRIERS

ENGAGEMENT WORKSHOP

4b. What level of change is appropriate for...

SETBACK

EXAMPLE IN AN ESTABLISHED NEIGHBORHOOD

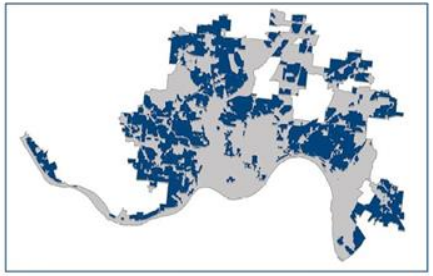


CITYWIDE

ELIMINATE RELAX NO CHANGE

NEAR TRANSIT & NBDS

ELIMINATE RELAX NO CHANGE



IN SINGLE-FAMILY ZONES

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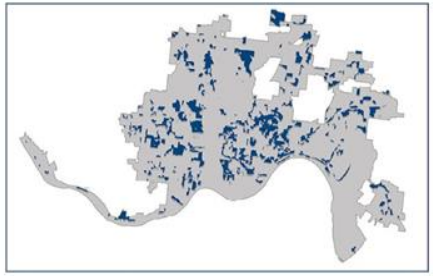


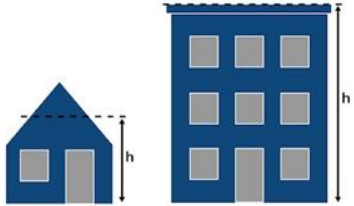
IN MULTI-FAMILY ZONES

ELIMINATE RELAX NO CHANGE

REDUCE REGULATORY BARRIERS

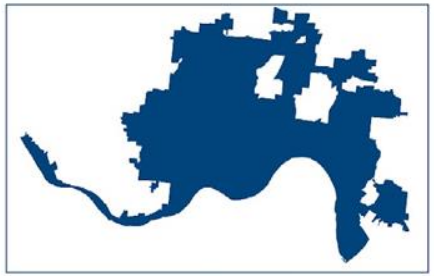
ENGAGEMENT WORKSHOP

4c. What level of change is appropriate for...



HEIGHT

EXAMPLE IN AN ESTABLISHED NEIGHBORHOOD

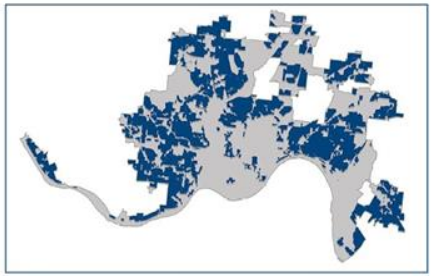


CITYWIDE

ELIMINATE RELAX NO CHANGE

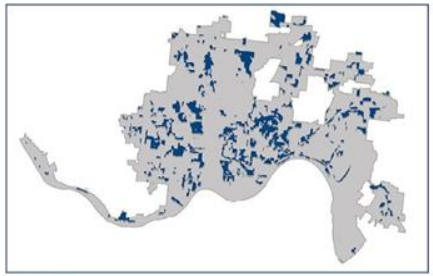
NEAR TRANSIT & NBDS

ELIMINATE RELAX NO CHANGE



IN SINGLE-FAMILY ZONES

ELIMINATE RELAX NO CHANGE



IN MULTI-FAMILY ZONES

ELIMINATE RELAX NO CHANGE

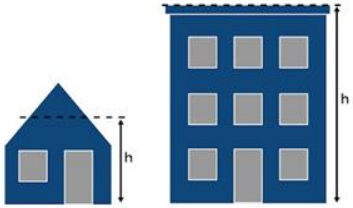
REDUCE REGULATORY BARRIERS

ENGAGEMENT WORKSHOP

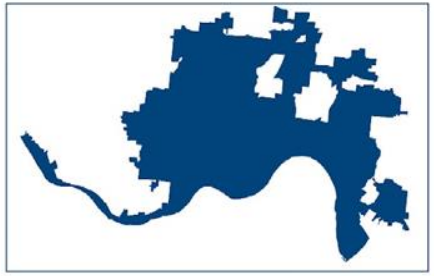
D4 . Discuss some PROS and CONS of the changes you would support or not support.

DENSITY

SETBACK

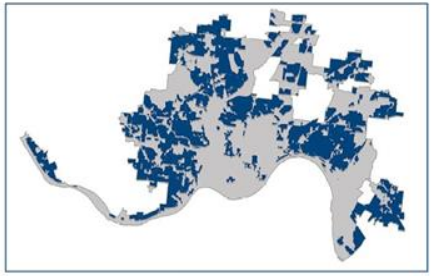


HEIGHT

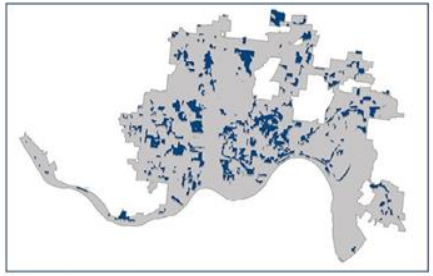


CITYWIDE

NEAR TRANSIT & NBDS

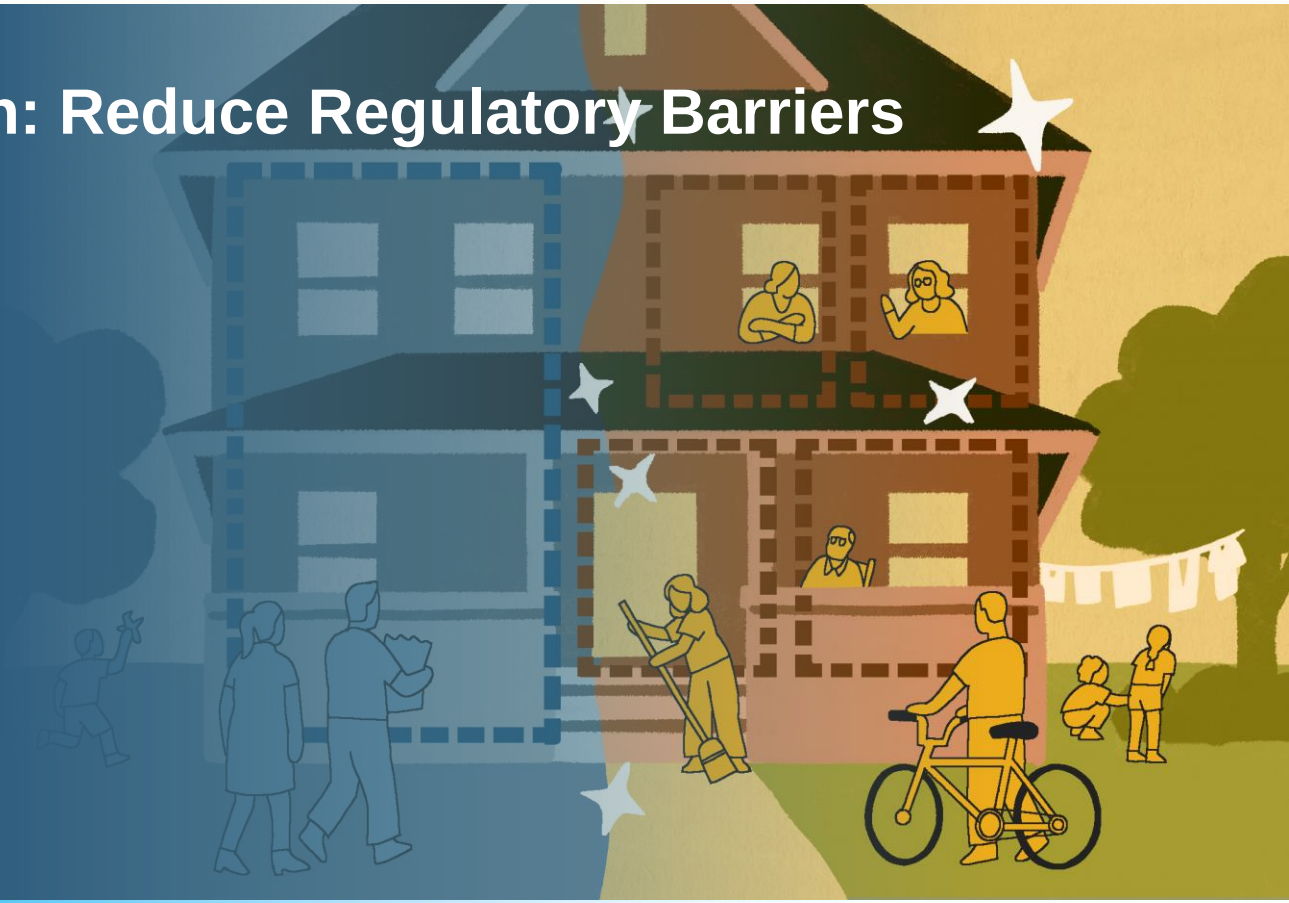


IN SINGLE-FAMILY ZONES

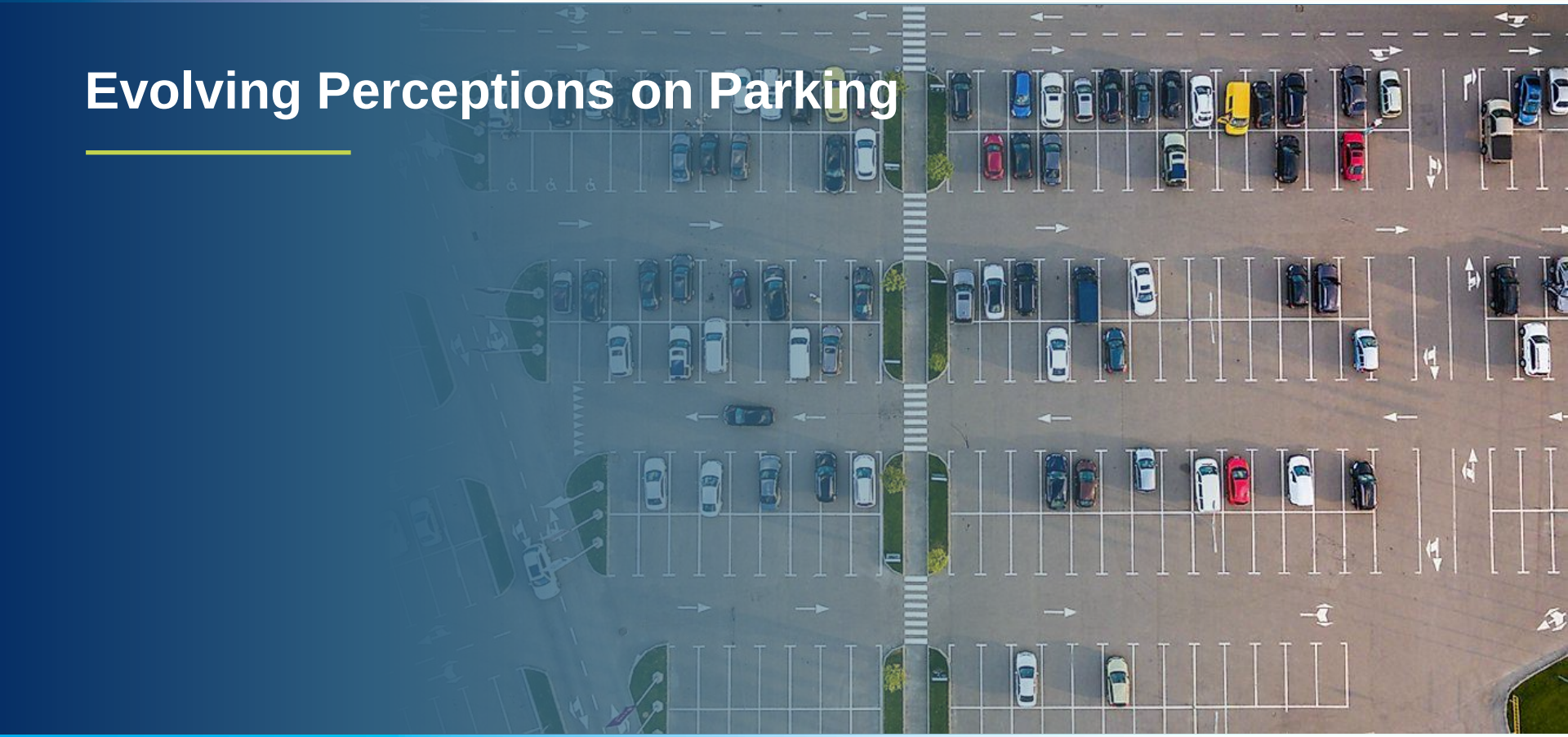


IN MULTI-FAMILY ZONES

Policy Discussion: Reduce Regulatory Barriers



Evolving Perceptions on Parking



Parking in Commercial Districts

1920s. No parking required. Cars parked on street, sidewalk.

1960s."Free Parking for over 3,000 cars!"

Parking in Commercial Districts

Pleasant Ridge. Historic business district. Pedestrian-oriented.

Easy

Difficult

Ridge Ave. New Commercial District. Automobile-oriented.

Difficult

Easy

Parking Required by Zoning Code

Single-Family Home

2 Spaces

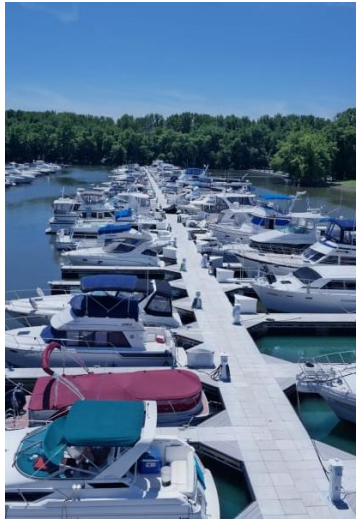
Hospital

1 Space per Bed

Restaurant

1 Space per 150 sq ft

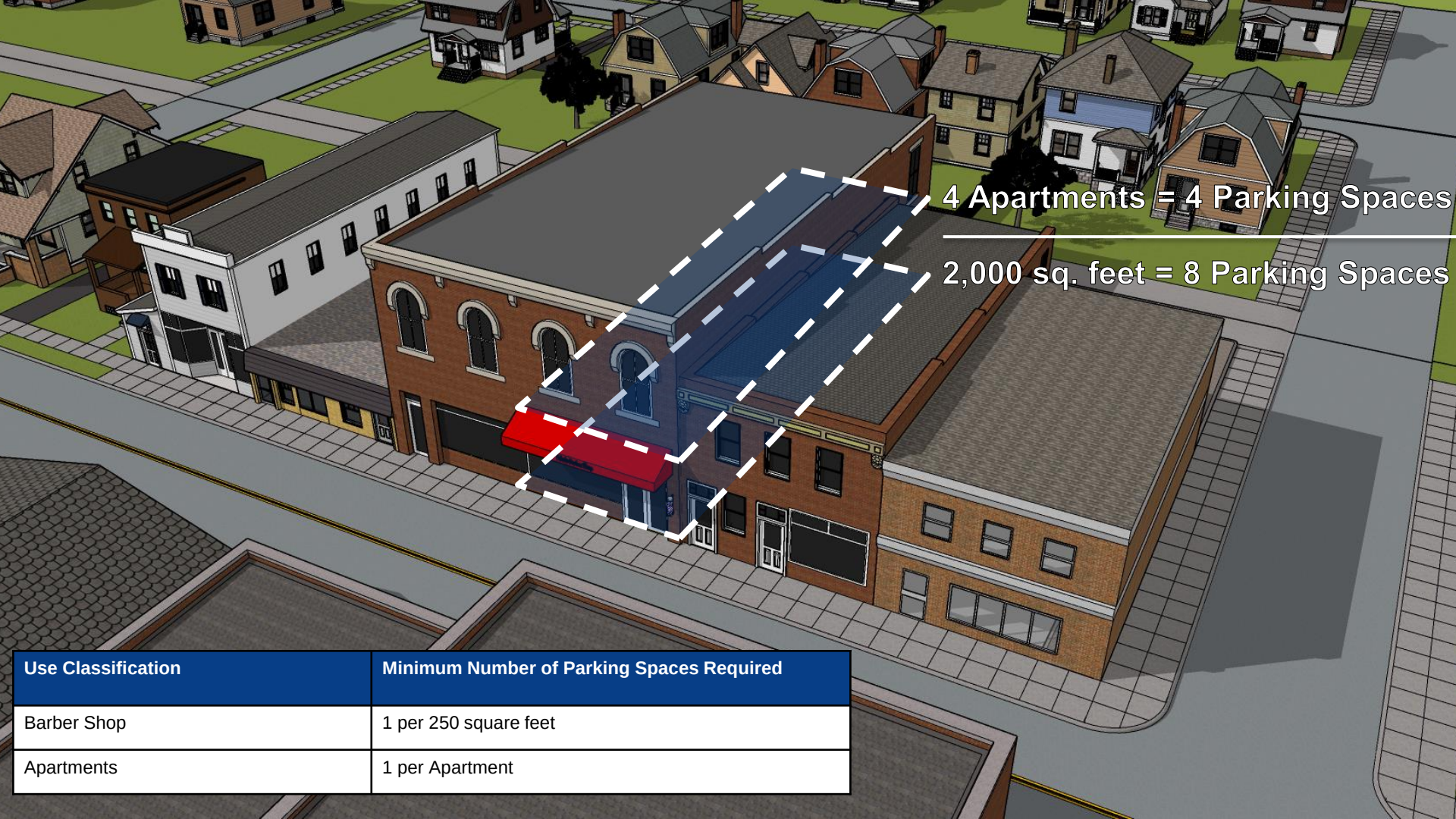
Marina



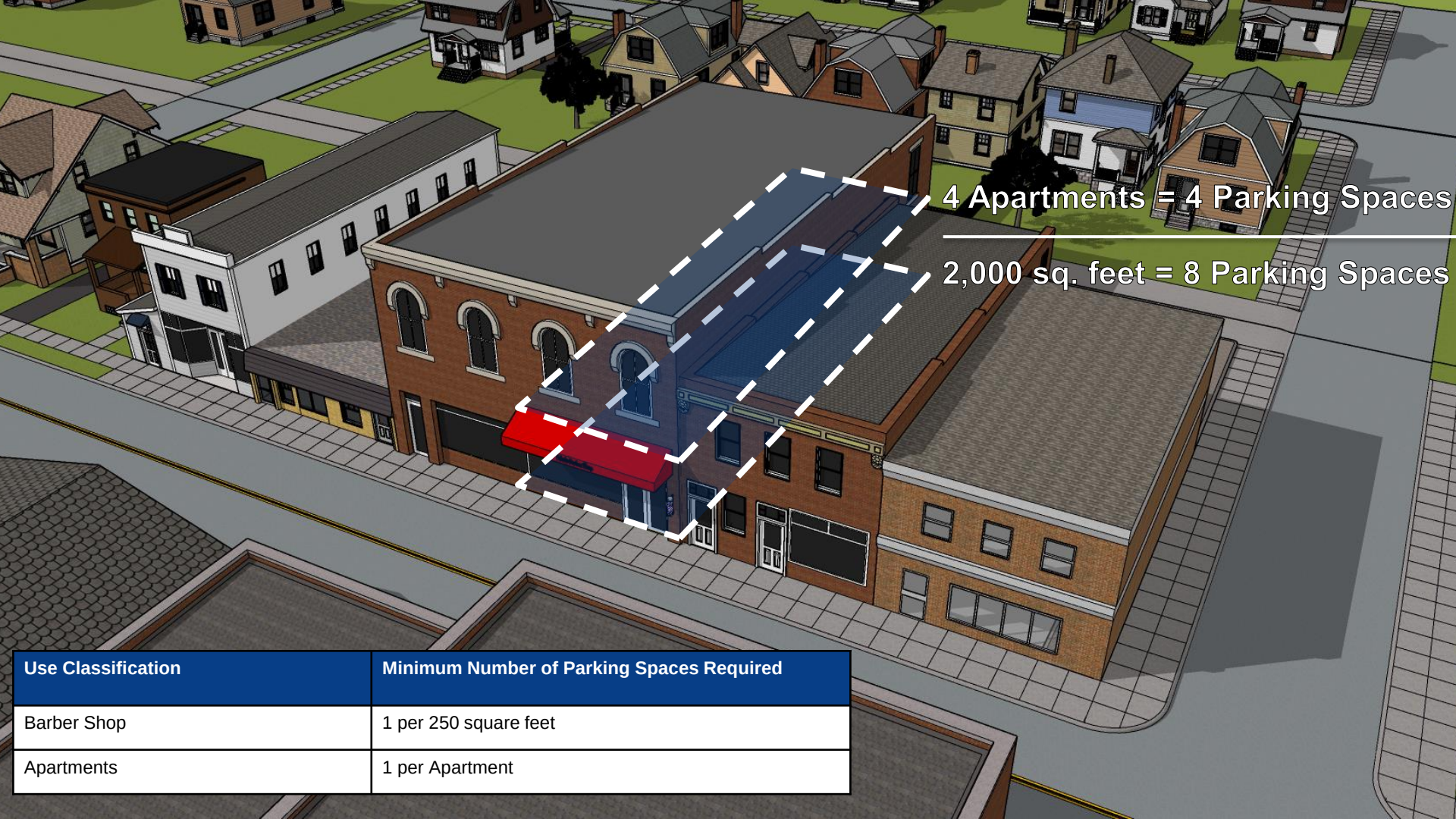
1 Space per 2 Docks

Exception: Urban Parking Overlays (Downtown)

Tony's Barber Shop
OPEN



Use Classification	Minimum Number of Parking Spaces Required
Barber Shop	1 per 250 square feet
Apartments	1 per Apartment



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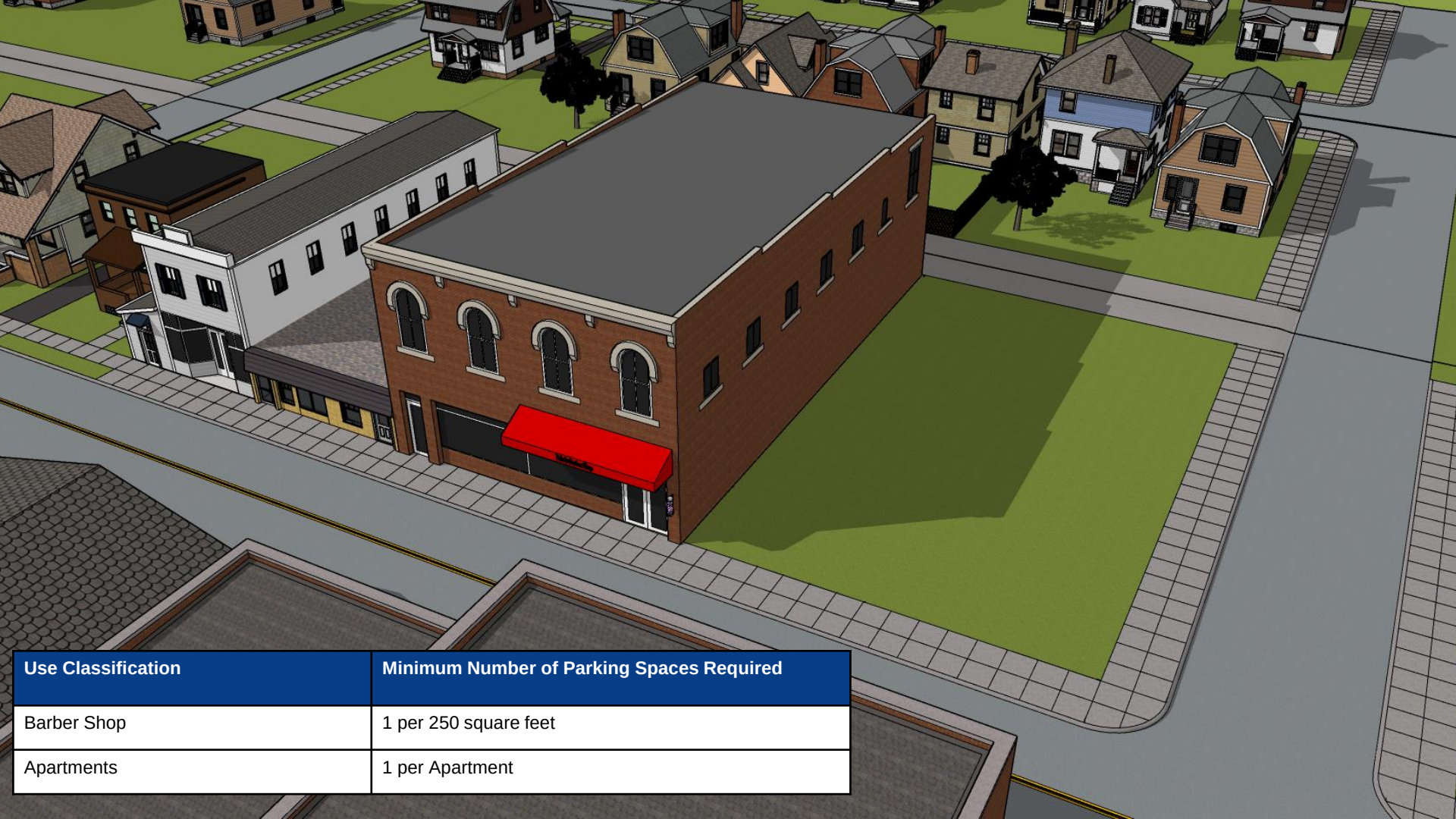

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Parking Minimums in Neighborhood Business Districts

	Historic Block	Block with Parking
Buildings	5	1
Businesses	7	2
Apartments	10	4
Parking Spaces	Few	24

Parking Minimums in Neighborhood Business Districts

Not Enough Parking ***Not Enough Buildings***

Where's the balance?

Current options to navigate parking requirements:

- Some districts offer relief for small buildings or shared parking lots
- Historic non-conforming uses can be "grandfathered-in"
- Request a variance of these requirements
- Consider a different location that already offers parking

PARKING REGULATIONS

ENGAGEMENT WORKSHOP

5a. What percent of land is occupied by each category in a typical Neighborhood Business District, like East Walnut Hills?

BUILDINGS

ROADS AND SIDEWALKS

PARKING

OTHER

PARKING REGULATIONS

ENGAGEMENT WORKSHOP

5a. What percent of land is occupied by each category in a typical Neighborhood Business District, like East Walnut Hills?

BUILDINGS	ROADS & SIDEWALKS	PARKING	OTHER
30%	24%	43%	4%

BUILDINGS	ROADS AND SIDEWALKS

PARKING	OTHER

PARKING REGULATIONS

ENGAGEMENT WORKSHOP

6. What level of change to parking minimums generally do you think is appropriate?

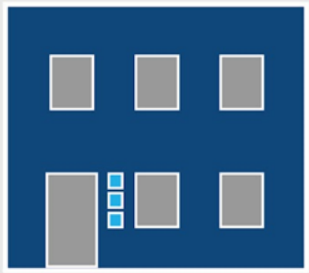
PARKING REGULATIONS

ENGAGEMENT WORKSHOP

7. What changes to parking minimums do you think are appropriate for each use?

RESIDENTIAL USES

COMMERCIAL USES



OFFICE USES

- **ELIMINATED**
- **RELAXED**
- **NO CHANGES**

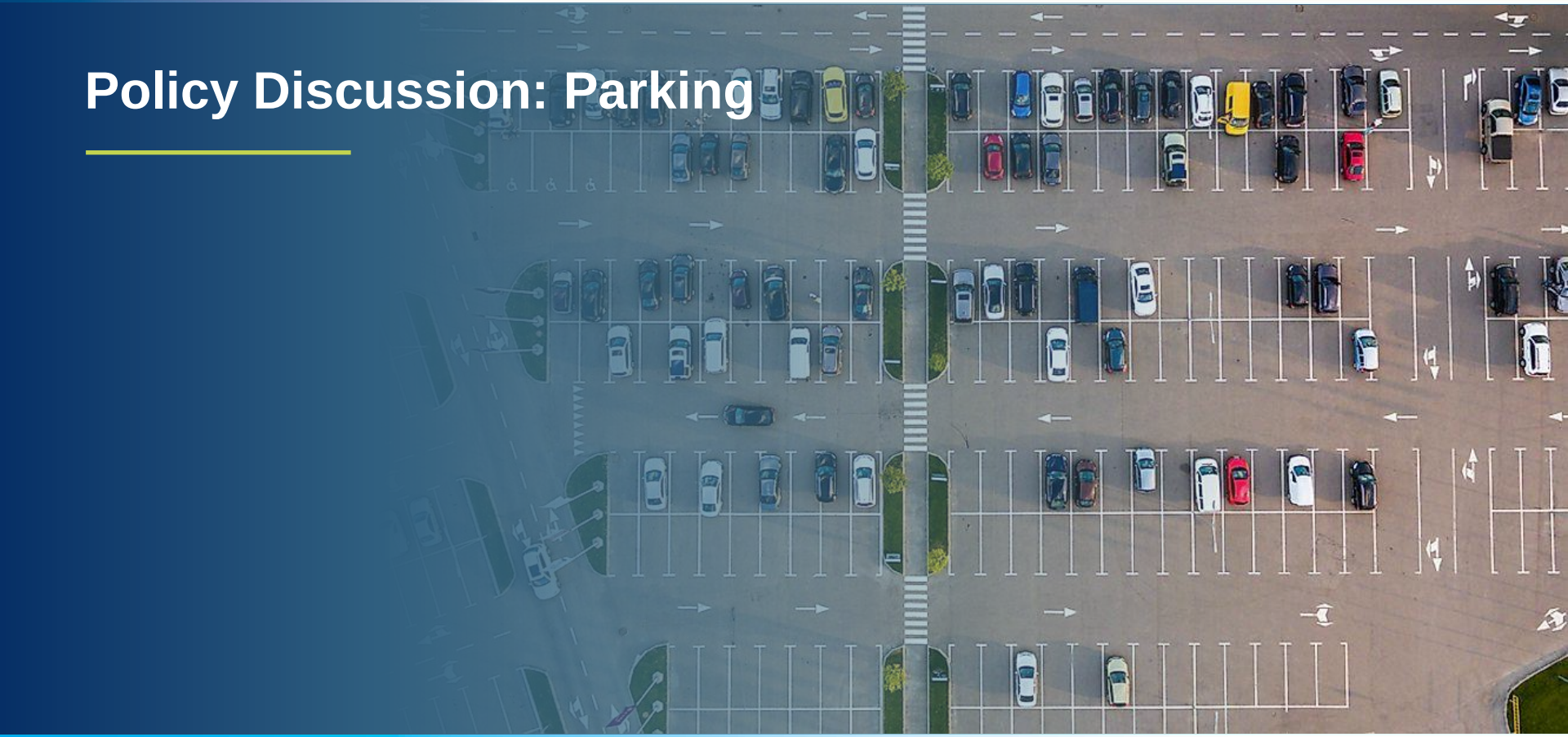
PARKING REGULATIONS

ENGAGEMENT WORKSHOP

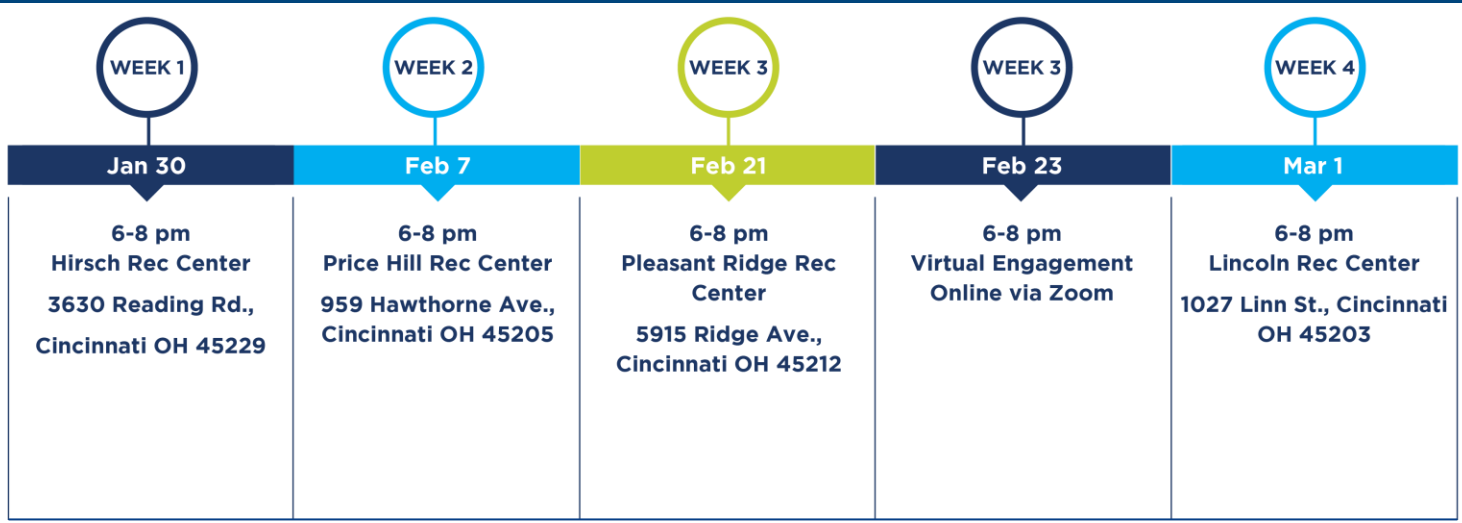
D5 . What PROS and CONS are there for eliminating parking minimums?

PROS	CONS

Policy Discussion: Parking



Next Steps:


WEEK 1
Jan 30
6-8 pm
Hirsch Rec Center
3630 Reading Rd.,
Cincinnati OH 45229
WEEK 2
Feb 7
6-8 pm
Price Hill Rec Center
959 Hawthorne Ave.,
Cincinnati OH 45205
WEEK 3
Feb 21
6-8 pm
Pleasant Ridge Rec Center
5915 Ridge Ave.,
Cincinnati OH 45212
WEEK 3
Feb 23
6-8 pm
Virtual Engagement
Online via Zoom
WEEK 4
Mar 1
6-8 pm
Lincoln Rec Center
1027 Linn St., Cincinnati
OH 45203
All 5 meetings will present the same information.
April (Housing Summit)
Mobile Engagement Unit (As Needed)

Keep in touch!

Your feedback is important to us.

Take the Exit Survey:

Please visit our website for more information.
www.cincinnati-oh.gov/planning/connected-communities/